



Unified Government of Wyandotte County and Kansas City, Kansas

City Planning Commission

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson

*Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood,
Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, October 13, 2025

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

**3.1 CONSIDERATION OF THE SEPTEMBER 8, 2025 CITY PLANNING
COMMISSION MINUTES**

3.2 Special Use Permit Application(s)

3.2.1 SP2025-056 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING LLC

Synopsis: Special Use Permit Renewal (SP2024-062, expires December 13, 2025) for the continuation of a short-term rental at 9990 Hollingsworth Road.

Tracking #: 211119

3.2.2 SP2025-057 - LARRY AND KRISTI PRIDDY

Synopsis: Special Use Permit Renewal (SP2023-40, expires December 14, 2025) for the continuation of keeping chickens, ducks, and goats at 3425 North 87th Street.

Tracking #: 211120

3.2.3 SP2025-058 - ADAM REYNOLDS

Synopsis: Special Use Permit Renewal (SP2024-029, expired August 8, 2025) for the continuation of a short-term rental at 4443 Eaton Street.

Tracking #: 211121

3.2.4 SP2025-059 - TITA LAGRIMAS

Synopsis: Special Use Permit Renewal (SP2020-64, expired October 8, 2025) for the continuation of a 10-day transfer facility for non-regulated, DOT hazardous materials, and hazardous waste at 1620 South 45th Street.

Tracking #: 211122

3.2.5 SP2025-061 - JESSICA BETTS

Synopsis: Special Use Permit Renewal (SP2022-117, expired August 3, 2025) for a Short-Term Rental at 749 Locust Avenue.

Tracking #: 211123

3.3 Plan Review Application(s)

3.3.1 PR2025-022 - KHALID BANDAY

Synopsis: Final Development Plan for a building tenant conversion to a convenience store and gas canopy addition at 2135 South 34th Street.

Tracking #: 21931

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.1 COZ2025-022 - DARYL RAKOSKI

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for residences at 12525 Leavenworth Road.

Tracking #: 211112

4.1.2 COZ2025-024 - RICHARD HAWKINS

Synopsis: Change of Zone from Unzoned to MP-3 Heavy Planned Industrial District at 14 South 59th Lane (in conjunction with PR2025-031 and PLAT2025-030).

Tracking #: 211114

4.2 Special Use Permit Application(s)

4.2.1 SP2025-041 - BHAVESH PATEL

Synopsis: Special Use Permit Temporary Use of Land for Commercial Purposes for a storage container at 1805 North 110th Street.

Tracking #: 21935

4.2.2 SP2025-062 - TAMARA MCCONNELL

Synopsis: Special Use Permit for a liquor store at 1130 Quindaro Boulevard (in conjunction with BOZA2025-025).

Tracking #: 211124

4.3 Subdivision Application

4.3.1 PLAT2025-028 - JOHN WITZGALL

Synopsis: Preliminary and Final Plat to subdivide one (1) lot into three (3) single-family residential lots at 4801 Metropolitan Avenue.

Tracking #: 211115

4.3.2 PLAT2025-030 - RICHARD HAWKINS

Synopsis: Preliminary and Final Plat for one (1) industrial lot at 14 South 59th Lane (in conjunction with PR2025-031 and COZ2025-024).

Tracking #: 211116

4.4 Plan Review Application(s)

4.4.1 PR2025-028 - MICHAEL RHODES

Synopsis: Preliminary Development Plan for a grocery store with three (3) fuel dispensers at 10702 Donahoo Road.

Tracking #: 211117

4.4.2 PR2025-031 - RICHARD HAWKINS

Synopsis: Final Development Plan for an open laydown storage yard at 14 South 59th Lane (in conjunction with COZ2025-024 and PLAT2025-030).

Tracking #: 211118

5 REPORTS

5.1 RESOLUTION: VISION, MISSION AND GOALS OF THE VISION ZERO ACTION PLAN

Synopsis: Adoption of the identified Vision, Mission, and Goals of the the Wyandotte County Vision Zero Action Plan, through the goDotte Countywide Strategic Mobility Plan, in order for the Unified Government to be eligible for additronal funding opportunities.

Tracking #: 211093

5.2 ORDINANCE AMENDING THE SIGN CODE

Synopsis: An Ordinance amending portions of the Unified Government Sign Code by expanding the number and types of signs that are permitted in commercial, industrial, and mixed-use zoning districts.

Tracking #: 211094

5.3 ORDINANCE AMENDING HOME OCCUPATIONS AS ACCESSORY AND SPECIAL USES

Synopsis: An Ordinance amending the definition and requirements of a home occupation to operate as an accessory use and designating additional home occupation uses as requiring a Special Use Permit.

Tracking #: 211095

6 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for

the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

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